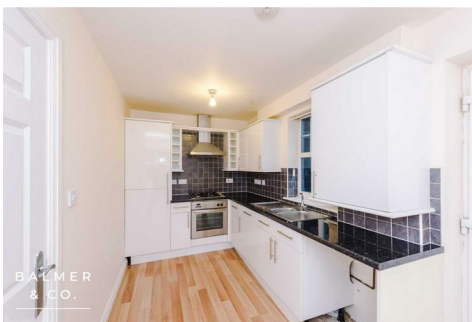
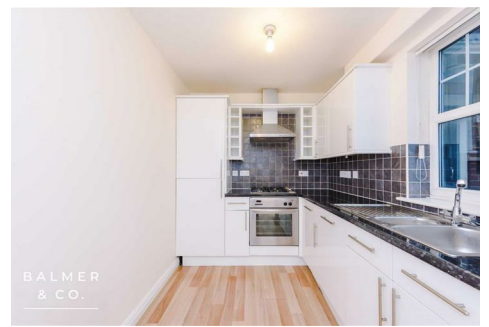


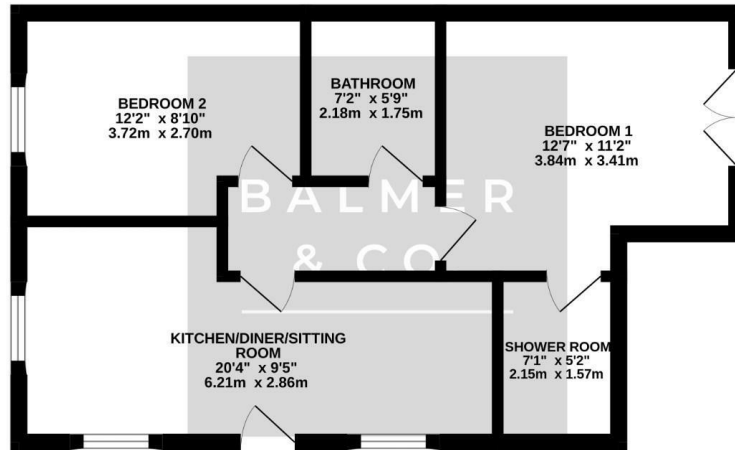
Shuttle Street, Tyldesley, M29 8AW  
£650 PCM



BALMER & CO are delighted to offer TO RENT this well presented ground floor, one/two bedroom apartment. Situated in a popular location close to Tyldesley town centre and transport links. The property briefly comprises of an open plan modern fitted kitchen area with appliance, an option of a dining room or living room, a family bathroom, two double bedrooms, master bedroom benefitting from an en suite and patio doors leading to the communal gardens and second bedroom having an option of being a separate sitting room. Outside are well maintained communal gardens with allocated parking to the rear.

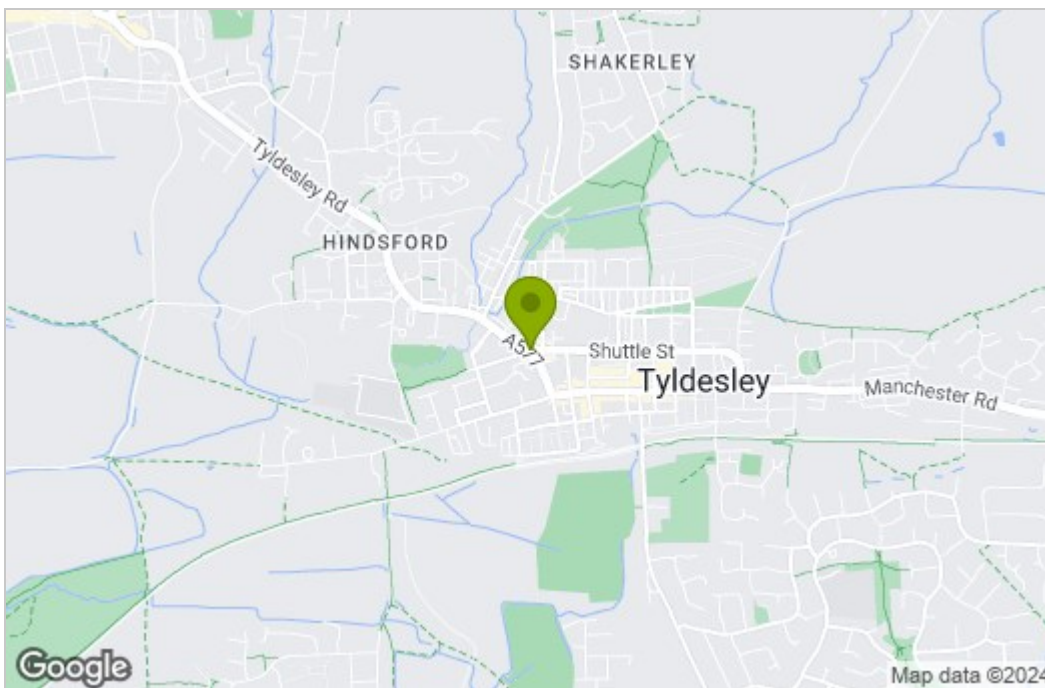
## Floor Plan

GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.

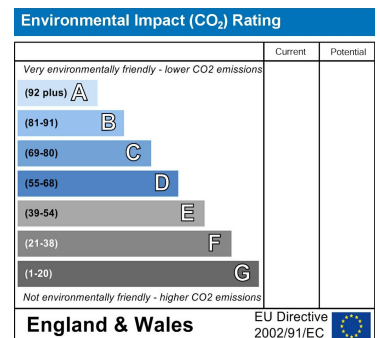
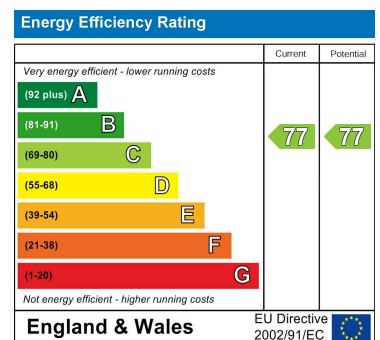


TOTAL FLOOR AREA: 513 sq.ft. (47.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.